

Statement of Information

**Single residential property located outside the Melbourne metropolitan area**

**Section 47AF of the Estate Agents Act 1980**

**Property offered for sale**

Address Including suburb or locality and postcode

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

**Median sale price**

Median price  House   Unit  Suburb or locality   
 Period - From  to  Source

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	12 Edgewater CI QUEENSCLIFF 3225	\$707,500	27/07/2018
2	20 Edgewater CI QUEENSCLIFF 3225	\$690,000	08/03/2019
3	18 Downton Cr POINT LONSDALE 3225	\$685,000	21/01/2019

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

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**Indicative Selling Price**

\$695,000

**Median House Price**

Year ending March 2019: \$875,000



**Rooms:**

**Property Type:** House (Res)

**Land Size:** 670 sqm approx

Agent Comments

## Comparable Properties



**12 Edgewater CI QUEENSCLIFF 3225 (REI/VG)** Agent Comments



**Price:** \$707,500

**Method:** Private Sale

**Date:** 27/07/2018

**Rooms:** 7

**Property Type:** House

**Land Size:** 747 sqm approx



**20 Edgewater CI QUEENSCLIFF 3225 (REI/VG)** Agent Comments



**Price:** \$690,000

**Method:** Private Sale

**Date:** 08/03/2019

**Rooms:** 6

**Property Type:** House

**Land Size:** 776 sqm approx



**18 Downton Cr POINT LONSDALE 3225 (VG)** Agent Comments



**Price:** \$685,000

**Method:** Sale

**Date:** 21/01/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 819 sqm approx